

**PLANNING COMMISSION AGENDA
CITY OF PIQUA, OHIO
6:00 PM – TUESDAY, JANUARY 9, 2024
MUNICIPAL GOVERNMENT COMPLEX
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

Chair Comments – Opening Remarks

ROLL CALL – Clerk Calls the Roll

Meeting Minutes – December 11, 2023

OLD BUSINESS

NEW BUSINESS

1. RESOLUTION PC 36-23 Second Reading
A resolution to consider a Certificate of Appropriateness for a demolition and new home at 316 Caldwell St., Parcel N44-007070.
2. RESOLUTION PC 1-24
A resolution seeking approval of construction documents for the extension of Homer Drive.
3. RESOLUTION PC 2-24
A resolution recommending an amendment to Code Piqua 3.2.1 Primary Use Table ‘Hospitality’.

OTHER BUSINESS/ADJOURNMENT

**PLANNING COMMISSION MINUTES
CITY OF PIQUA, OHIO
6:00 P.M. – TUESDAY, DECEMBER 11, 2023
COMMISSION CHAMBERS – 201 W. WATER STREET**

CALL TO ORDER

At 6:00 pm Chairman Koenig called the meeting to order and welcomed all in attendance. Mr. Koenig outlined the order of business and procedures that will be followed by the Planning Commission.

ROLL CALL

Members Present: Joe Wilson, Gary Koenig, Eddie Harvey

Absent: Brad Bubp was excused by a vote

APPROVAL OF MINUTES

The minutes of November 14 2023, Planning Commission Meeting were approved by voice vote.

NEW BUSINESS

Resolution PC 33-23

A resolution requesting a recommendation for a replat of inlot 7478 into two lots, with right of way dedication.

Chad Henry gave the staff report and staff did recommend the approval of the replat and right of way dedication

Joe Wilson made a motion to approve Resolution PC 33-23 and Eddie Harvey seconded the motion. Resolution PC 33-23 was approved with a 3-0 vote.

Resolution PC 34-23

A resolution requesting to vacate a portion of a platted easement at 118 Lakewood Place, Parcel N44-073453

Chad Henry gave the staff report and staff did recommend the approval of the vacation of the easement.

Joe Sever, applicant came forward to speak on the matter. He stated the information provided by the City was accurate and there is no use for the easement. He is requesting it be vacated.

Joe Wilson made a motion to approve Resolution PC 34-23 and Eddie Harvey seconded the motion. Resolution PC 34-23 was approved with a 3-0 vote.

Resolution PC 35-23

A resolution requesting a Special Use for Inside Self Storage Units at 4317 US Rt 36, Parcel N44-078778

Chad Henry gave the staff report and staff did recommend the approval of the Special Use Permit.

James Weaver, applicant came forward to speak on the matter. Stated that they will be steel interior self storage inside the building. The building does have central air and heat so the units will be climate controlled.

Harvey made a motion to approve Resolution PC 35-23 and Joe Wilson seconded the motion. Resolution PC 35-23 was approved with a 3-0 vote.

Resolution PC 36-23

A resolution requesting a Certificate of Appropriateness for a demolition and new home at 316 Caldwell St., Parcel N44-007070.

Chad Henry gave the staff report and staff did recommend the approval of the Certificate of Appropriateness for a demolition and new home at 316 Caldwell St.

John Williams, applicant came forward to speak on the matter.

Certificate of Appropriateness requires 2 hearings and will be visited again at the next Planning Commission meeting.

Resolution PC 37-23

A resolution requesting to consider a Special Use for an Aesthetician Business at 113 E High St., Parcel N44-001040.

Chad Henry gave the staff report and staff did recommend the approval of the Special Use.

Megan Booher, applicant came forward to speak on the matter. Chad Lawson came forward to speak with her. She stated she has cliental throughout Ohio and could bring business to Piqua.

Eddie Harvey made a motion to approve Resolution PC 37-23 and Joe Wilson seconded the motion. Resolution PC 37-23 was approved with a 3-0 vote.

Resolution PC 38-23

A resolution requesting a recommendation for a replat of part of Inlot 7517 and 9107 along Homer Drive into two lots, with right of way dedication.

Chad Henry gave the staff report and staff did recommend the approval of the replat of Inlot 7517 and 9107 along Homer Drive into two lots.

Joe Wilson made a motion to approve Resolution PC 38-23 and Eddie Harvey seconded the motion. Resolution PC 38-23 was approved with a 3-0 vote.

OTHER BUSINESS

Planning Commission and Board of Zoning Appeals- Chad Henry spoke on the idea of possibly combining the Planning Commission and Board of Zoning Appeals due to struggling to maintain a quorum with Board of Zoning Appeals. He stated that after two readings at the City Commission, they have decided to wait on this decision until the new commissioners have been elected. Gary Koenig voiced that he feels 7 people on the commission would be too many. He feels it should be capped at 5.

ADJOURNMENT

With no other questions, comments, or business before the Planning Commission, a motion was made by Joe Wilson to adjourn the meeting seconded by Joe Wilson to adjourn the meeting. With all those present in support of the motion, the meeting was adjourned at approximately 6:45 P.M.

The meeting minutes provided herein were prepared by Emily McCulla, City of Piqua Development Department. Comments requesting corrections, additions, or deletions to the content of this record should be directed to Ms. McCulla at emcculla@piquaoh.gov

Applicant:	Trader Builders / Harold Trader 2255 Kessler Cowlesville Rd, Troy, OH 45378 (937) 875-0788
Request:	Certificate of Appropriateness for Demolition of Ex. Primary Structure, with application for Prop. Primary Residence, Caldwell Historic District, following demolition approval
Location:	316 Caldwell Street, Piqua OH

Staff Analysis:	<p>Zoning District –Traditional Neighborhood Mixed Use (T-NX) Overlay District – Historic Landmark Overlay (HLO)</p> <p>The T-NX district is intended for a variety of small scale, neighborhood serving commercial uses embedded within an established residential neighborhood on a grid system with alleys. The proposed location was an existing primary residence that was damaged by fire, and this application seeks to clear the existing site to erect a new primary structure.</p> <p>The proposed structure meets setback requirements stated for existing district.</p> <p>The property exists within the Caldwell Historic District, as defined in §2.8 “Overlay Districts”, and must obtain a Certificate of Appropriateness as outlined under §7.2.10. This is to ensure that work conforms to the City’s historic preservation goals. The Certificate of Appropriateness is required before any change of any property within the district, with only minor aesthetic changes being able to be approved by the Development Department. Because of the demolition of the primary structure, this matter has been brought before Planning Commission.</p> <p>Under “Demolition or Relocation of Historic Landmark Structures” (§7.2.10-E1), Planning Commission must hold 2 public hearings during regularly scheduled Planning Commission meetings, and may make a decision at the second meeting. Under the two rules to</p>
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	<p>demolition, the existing condition of the parcel meets in that there is no viable economic use of the structure as it exists, and in an estimate received from the homeowners insurance it is not feasible to restore the structure.</p> <p>Following approval to remove the existing structure, a demolition permit must be obtained to remove the structure before erecting the new residence. The building plan, site layout and elevation views of the home are being presented with this application.</p>
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Staff Recommendations:	<p>Following the noted processes outlined in Code Piqua on how to address cases within an HLO, if no public objections from residents within the district are present, staff recommends APPROVAL of the demolition of the existing structure for reasons outlined above relating to not being feasible to repair.</p> <p>In regards to the necessity to approve the proposed layout of the new structure, it is noted that it will conform to zoning district standards in its placement on the parcel. The aesthetics of the brick veneer wrap and presentation of the structure should be agreed upon by the residents of the district and appointed members of the Planning Commission, and be consistent with items in the Review Criteria under §7.2.10-D.</p>
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PURPOSE OF A RESIDENTIAL CONSTRUCTION PERMIT

Information from this permit application will be used to determine whether a project meets all applicable legal requirements of the city, including the zoning code. Several City departments will review this application and ensure that legal requirements have been met and this project will coordinate with any improvements planned by the City. This permit should be approved prior to constructing, adding to, moving, altering or remodeling any residential structure. Projects such as constructing a building addition, a garage, paving or laying down gravel, building a porch, among other construction activities, will also require this permit.

Please submit all application materials to: piquapermits@piquaoh.gov

SUBMITTAL REQUIREMENT CHECKLIST

<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Elevation drawing
Application Fee: For the construction of a new home: \$150 For the construction of accessory structures/additions: \$50 For new fences or modifications: \$25		Link to payment portal - https://swipesimple.com/links/lnk_b5f8e6e9 If you are unsure of what amount is appropriate to pay, please seek assistance prior to submitting payment by emailing the address above.

pd cash 11/28/23 Rec. No 238746

APPLICANT INFORMATION		<input checked="" type="checkbox"/> Primary Contact	<input type="checkbox"/> Billing Contact
Company Name: TRADER BUILDERS			
Contact Person First Last Name: HAROLD TRADER			
Mailing Address: 2255 Kessler Concession Rd., Troy 45373			
Phone Number: 937-875-0288		Email: _____	
PROPERTY OWNER INFORMATION			
First Last Name: JOHN WILLIAMS			
Mailing Address: 319 Glenwood, Piqua 45356			
Phone Number: 937-418-8504		Email: _____	

PROJECT LOCATION	Address Assignment Request	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Street Address: 316 CARWELL ST.	Parcel ID Number: N44-007070		
Zoning District: T-NX	Current Use: RESIDENTIAL		


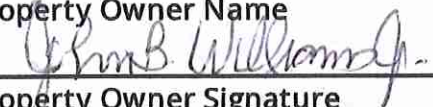
HISTORICAL RESOURCE INFORMATION		
Does the project contain a designated historic resource or is it located within a designated historic district?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

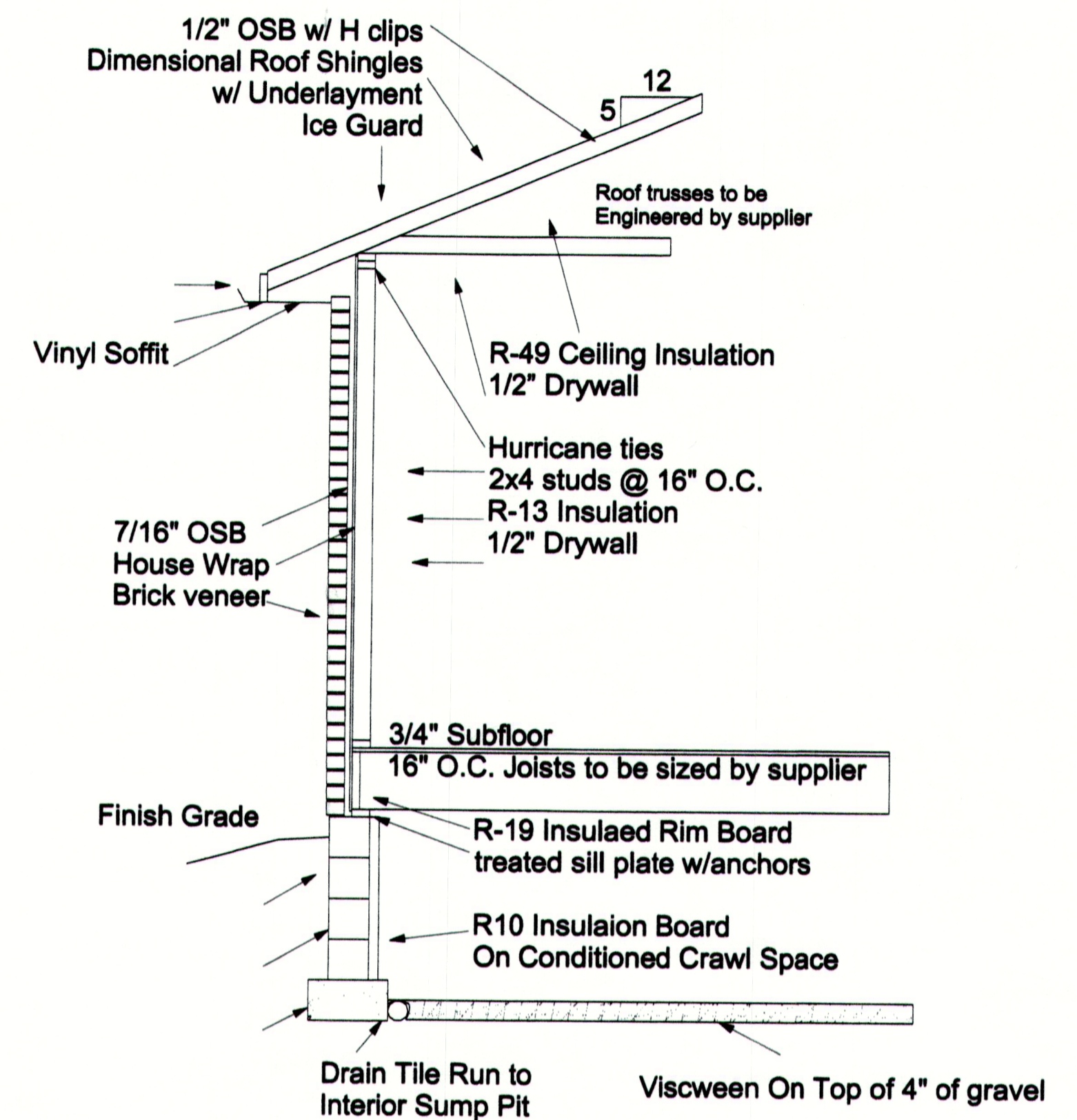
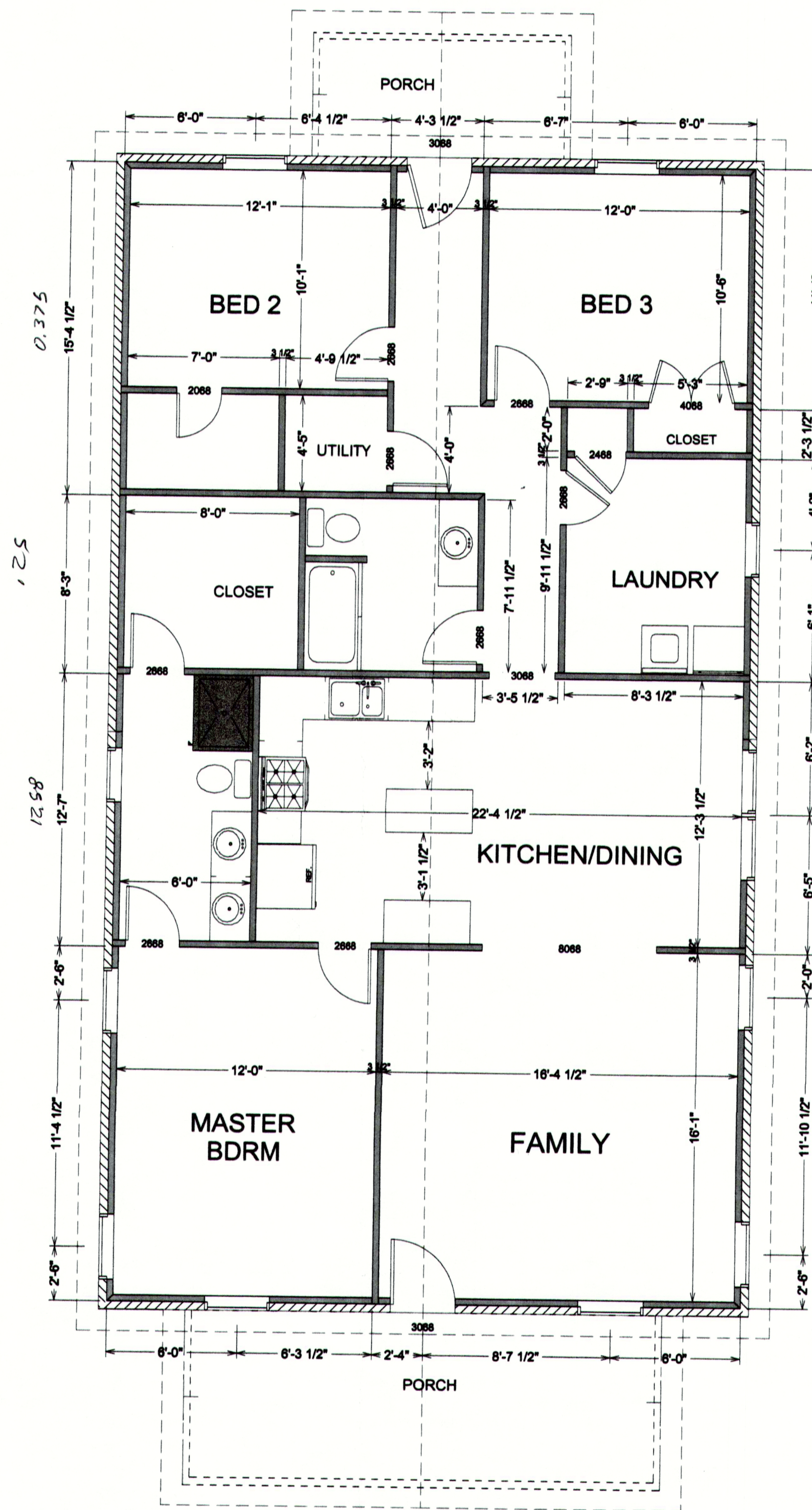
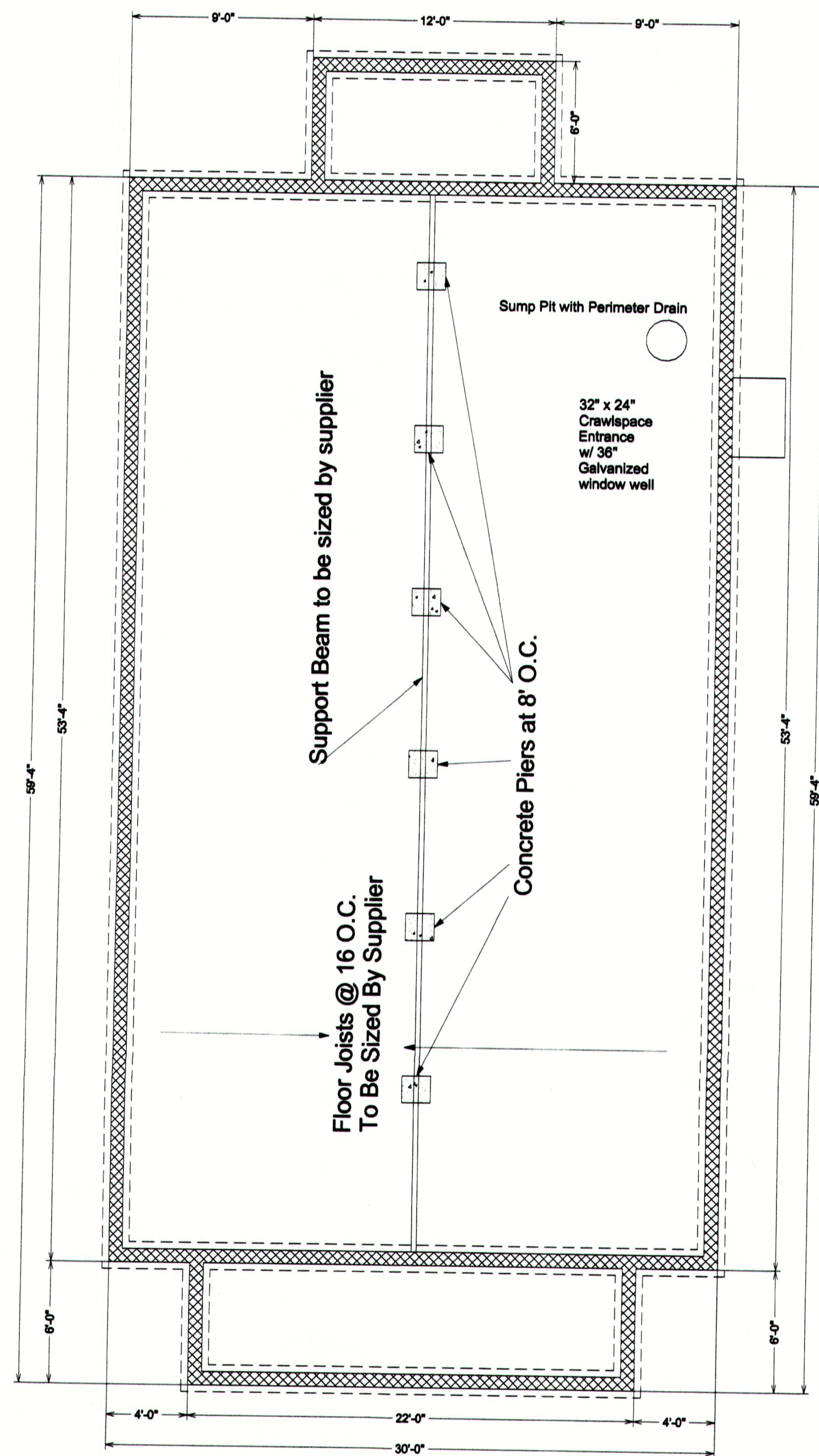
johnnybhd@aol.com

ACTIVE CODE COMPLIANCE CASE		
Is there an active code compliance case on this site?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes: Is this application related to the code violation?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

PLANNING COMMISSION, BOARD OF ZONING APPEALS, CITY COMMISSION	
Is this application associated with any past or future action by a board or commission? Some examples - a variance, a Special Use Permit, a recent rezoning, etc. Please describe.	No

PROJECT INFORMATION - Attach additional page(s) if necessary.	
Briefly describe the nature of the project: REPLACEMENT RESIDENCE FOR ORIGINAL STRUCTURE TOTALLY DAMAGED BY FIRE.	
Estimated Project Cost: \$200,000	
Start Date: 1/01/24	End Date: 11/12/24

ACKNOWLEDGMENT AND AUTHORIZATION	
The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.	
HAROLD TRADER	
Applicant Name	Date
	OWNER
Applicant Signature	Title
JOHN WILLIAMS	
Property Owner Name	Title
	OWNER
Property Owner Signature	Title

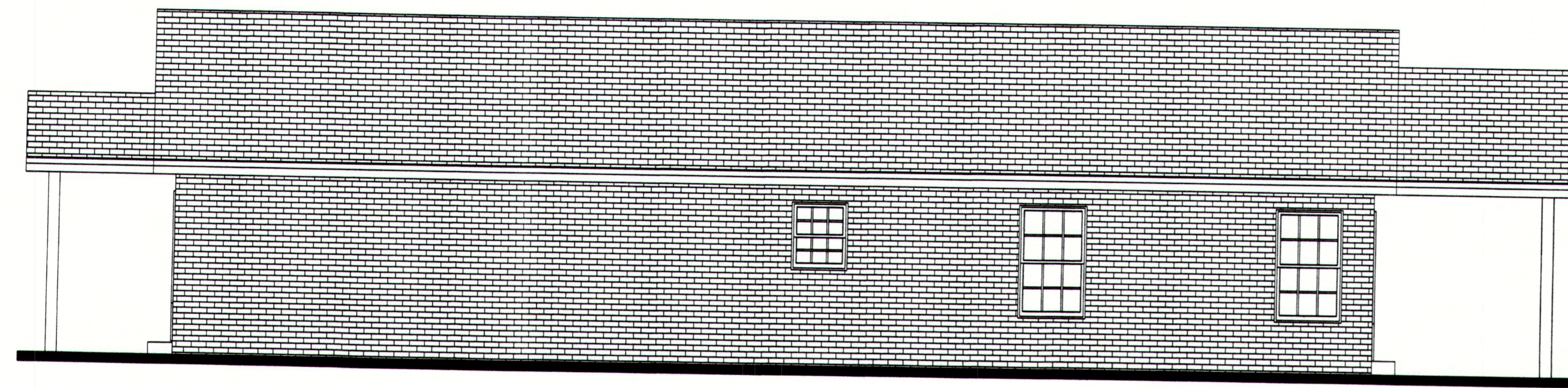


Square Ft. Info

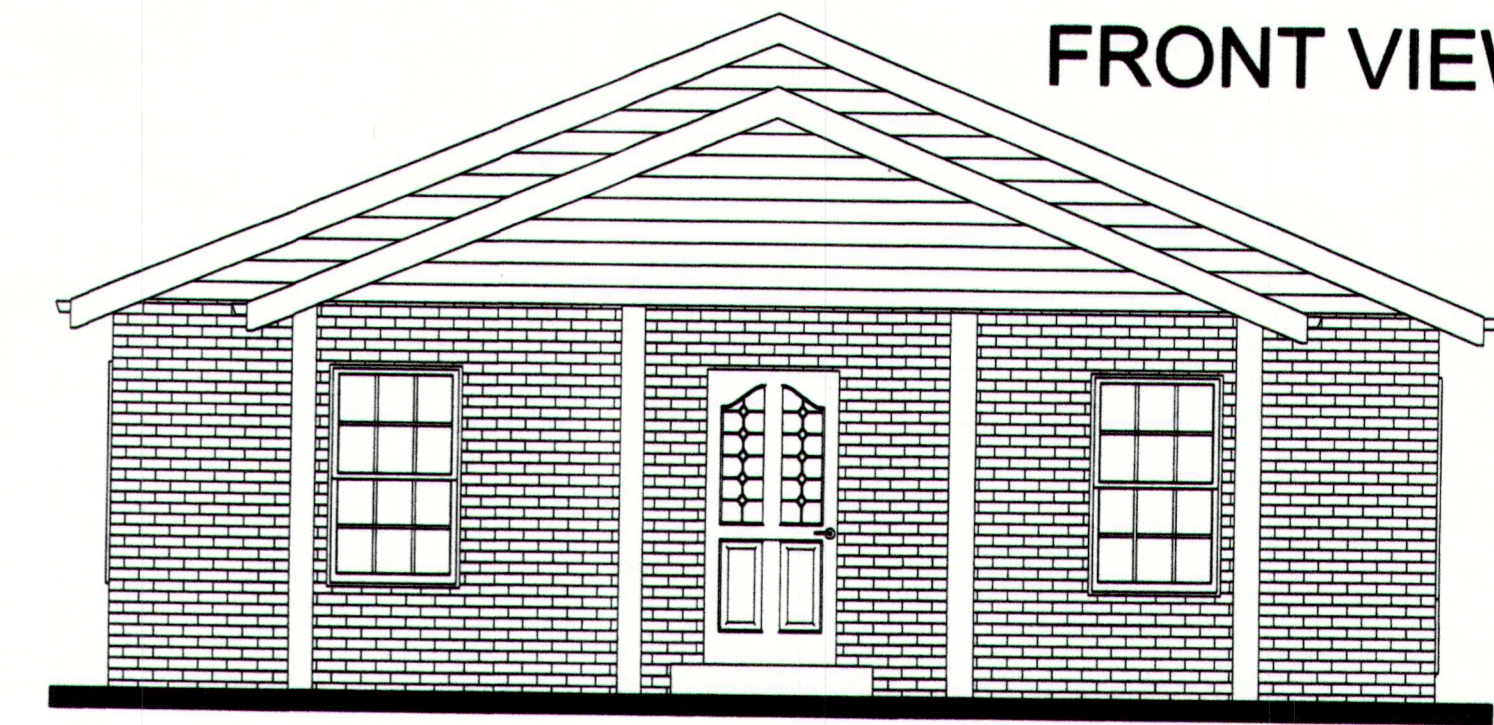
Main Level	1600 sq ft
Front Porch	132 sq ft
Rear Porch	72 sq ft

ELEVATIONS

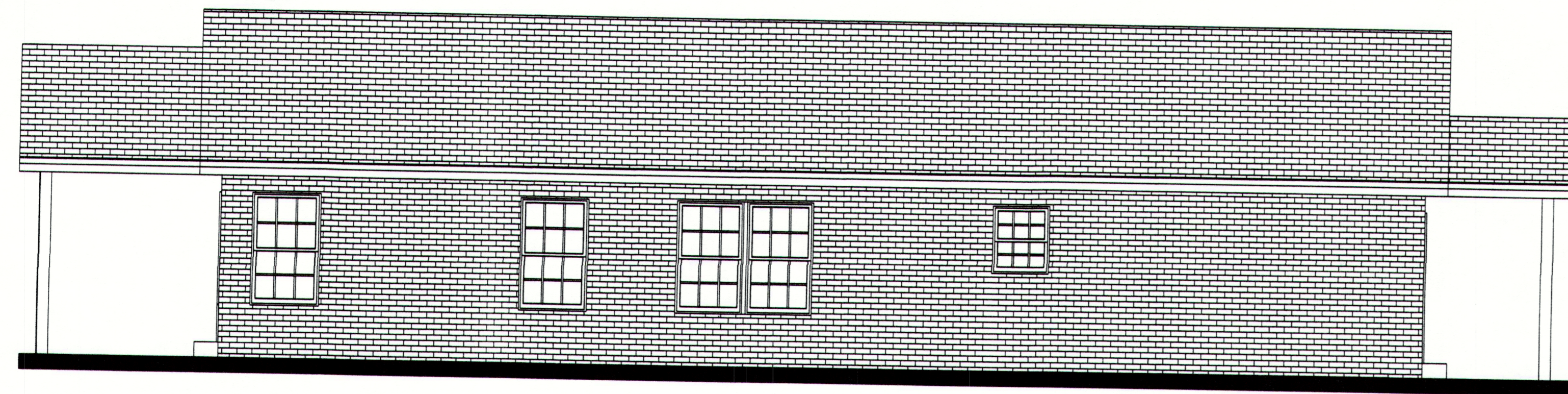
LEFT VIEW



FRONT VIEW



RIGHT VIEW



REAR VIEW



PAGE

2

Nov 2023

Harold Trader
316 Caldwell St.
Piqua, OH
937-875-0788

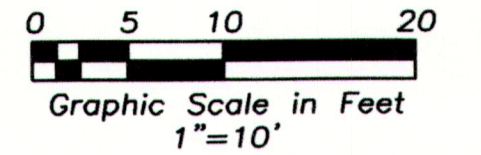
PT 342/PT 341
INLOT

PIQUA
CITY

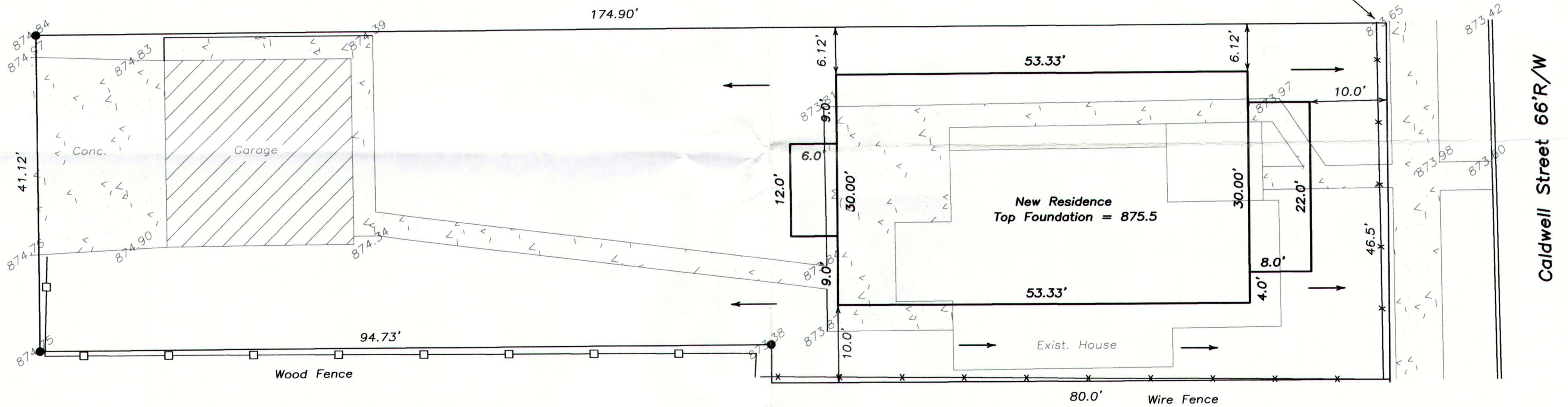
MIAMI
COUNTY

OHIO
STATE

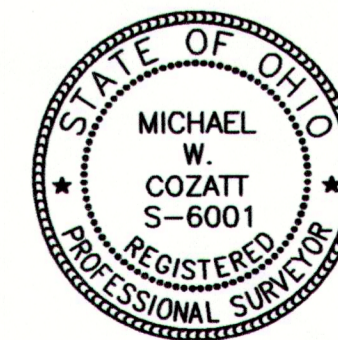
SITE PLAN FOR NEW HOUSE
316 CALDWELL STREET
Trader Builders



Benchmark:
Top wall Southwest
corner.
Elev.=874.13



Note:
This is a site plan only, using
existing pins found at property
corners. No boundary survey
was done.
Based on Lot Sur.Vol.12, Pg.41



Michael W. Cozatt 11/20/23
MICHAEL W. COZATT
P.S. #6001

COZATT ENGINEERING COMPANY
Civil Engineer 1100 Wayne St. Suite 1140
Job No. 15123
File Name: C:\JOBS\2023\15123site.dwg
Drawn by: DMC ~ Checked by: MWC
Land Surveyor Troy, OH 45373
(937) 339-2921

RESOLUTION No. PC 36-23

WHEREAS, John Williams, is requesting a Certificate of Appropriateness for a demolition and new residential home for 316 Caldwell Street; and,

WHEREAS, the Development Code section 7.2.10 provides the procedure for issuing a Certificate of Appropriateness within the Downtown Historic District and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed signage:

- Preserves distinctive stylistic features and examples of skilled craftsmanship of historic buildings and other historic assets.
- Achieves the high design quality sought within the Downtown Historic District.
- Is compatible with the general economic development policies of the city.
- Will not threaten the general health, safety, and welfare of the public or properties affected.
- Conforms to all other applicable plans, policies, and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bulp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Applicant:	Ferguson Construction, Dan Weaver 400 Canal Street, Sidney, OH 45365 (937) 498-2381
Request:	Construction Documents approval for Homer Drive Extension
Location:	Homer Drive, Piqua OH. 40.124614, -84.243329

Staff Analysis:	<p>The plan approval for the extension of Homer Drive have been in review by City staff since late October. The road frontage was a necessary improvement for the previously approved 348 Homer Drive industrial use building, and also serves as the frontage from last month's Homer Drive Replat (PC 38-23).</p> <p>The roadway frontage and right-of-way plans have been reviewed to City specifications, and serves the best interest for the industrial park and eventual owner/occupants.</p> <p>Drainage of the area meets expectations, and utilities serving the development are sized appropriately for future growth to the north.</p>
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Staff Recommendations:	<p>Staff recommends APPROVAL of the Construction Documents, contingent upon satisfaction of City staff comments. There are a few minor issues that have arisen during the review process, but it is believed that they will likely be remedied by the time of the January meeting.</p> <p>We find the proposed development to be compatible with the intended use of the area, does not threaten the general health, safety and welfare of the surrounding properties, does not consume critical land resources and conforms to all other applicable plans, policies and regulations of the City.</p>
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Homer Dr Extension Phase II Review Comments (12/22/23)

Cost Estimate from 12-18-23

- Asphalt Intermediate Course should be Type 2, it was changed to Type 1
- The cost estimate should not be based on a lump sum bid already received when the plans have not been finalized.

S-6.1 Plan & Profiles

- Sanitary Sewer Main depth should be a minimum of 4'
 - Just south of new sanitary manhole, the cover is not 4'.
 - The "Mound" around the manhole is not permitted. This manhole casting should be close to matching the curb height.
 - This can be fixed by raising the street profile.

FERGUSON CONSTRUCTION

400 Canal Street, P.O. Box 726
 Sidney, Ohio 45365-0726
 Phone: 937-498-2381
 Fax: 937-498-2243

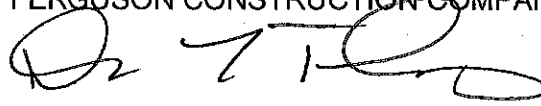
November 21, 2023

HOMER DRIVE ROAD EXTENSION - PHASE 2					
Item #	Description	Unit	Quantity	Unit Cost	Total Cost
203	Excavation	C.Y.	342	\$ 2.80	\$ 957.60
203	Embankment	C.Y.	55	\$ 2.80	\$ 154.00
204	Subgrade Compaction	S.Y.	1010	\$ 0.80	\$ 808.00
207	Erosion Control	LUMP	1	\$ 3,800.00	\$ 3,800.00
250	Milling of Asphalt	C.Y.	3	\$ 1,500.00	\$ 4,500.00
301	Bituminous Base 301	C.Y.	142	\$ 170.00	\$ 24,140.00
304	Aggregate Base	C.Y.	142	\$ 38.00	\$ 5,396.00
408	Bituminous Prime Coat ^{NON-TRAC}	GAL.	170	\$ 5.00	\$ 850.00
448	Asphalt Intermediate Course Type 4 PG 64-22	C.Y.	45	\$ 170.00	\$ 7,650.00
448	Asphalt Surface Course Type 4 PG 64-22	C.Y.	34	\$ 170.00	\$ 5,780.00
603	12" RCP, Storm	L.F.	31	\$ 88.00	\$ 2,728.00
603	8" PVC SDR-35 Sanitary	L.F.	385	\$ 83.00	\$ 31,955.00
604	Type 3 Sanitary Manhole	EACH	1	\$ 2,800.00	\$ 2,800.00
604	Type 1 Catch Basin	EACH	2	\$ 2,700.00	\$ 5,400.00
609	Modified Type 2 Curb & Gutter	L.F.	568	\$ 42.00	\$ 23,856.00
623	Construction Layout	LUMP	1	\$ 1,500.00	\$ 1,500.00
624	Mobilization	LUMP	1	\$ 2,700.00	\$ 2,700.00
638	Fire Hydrant relocation	LUMP	1	\$ 5,000.00	\$ 5,000.00
638	Water Valves	EACH	4	\$ 1,250.00	\$ 5,000.00
638	2" Water Laterals	L.F.	70	\$ 33.00	\$ 2,310.00
638	8" Water Laterals	L.F.	90	\$ 72.00	\$ 6,480.00
659	Seeding and Mulching	LUMP	1	\$ 2,000.00	\$ 2,000.00
				Total	\$ 145,764.60

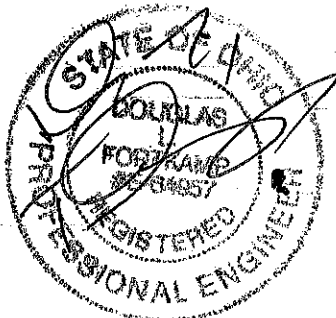
Should you have any questions, please do not hesitate to call our office.

Sincerely,

FERGUSON CONSTRUCTION COMPANY



Douglas L. Fortkamp
 President



HOMER DRIVE STREET EXTENSION

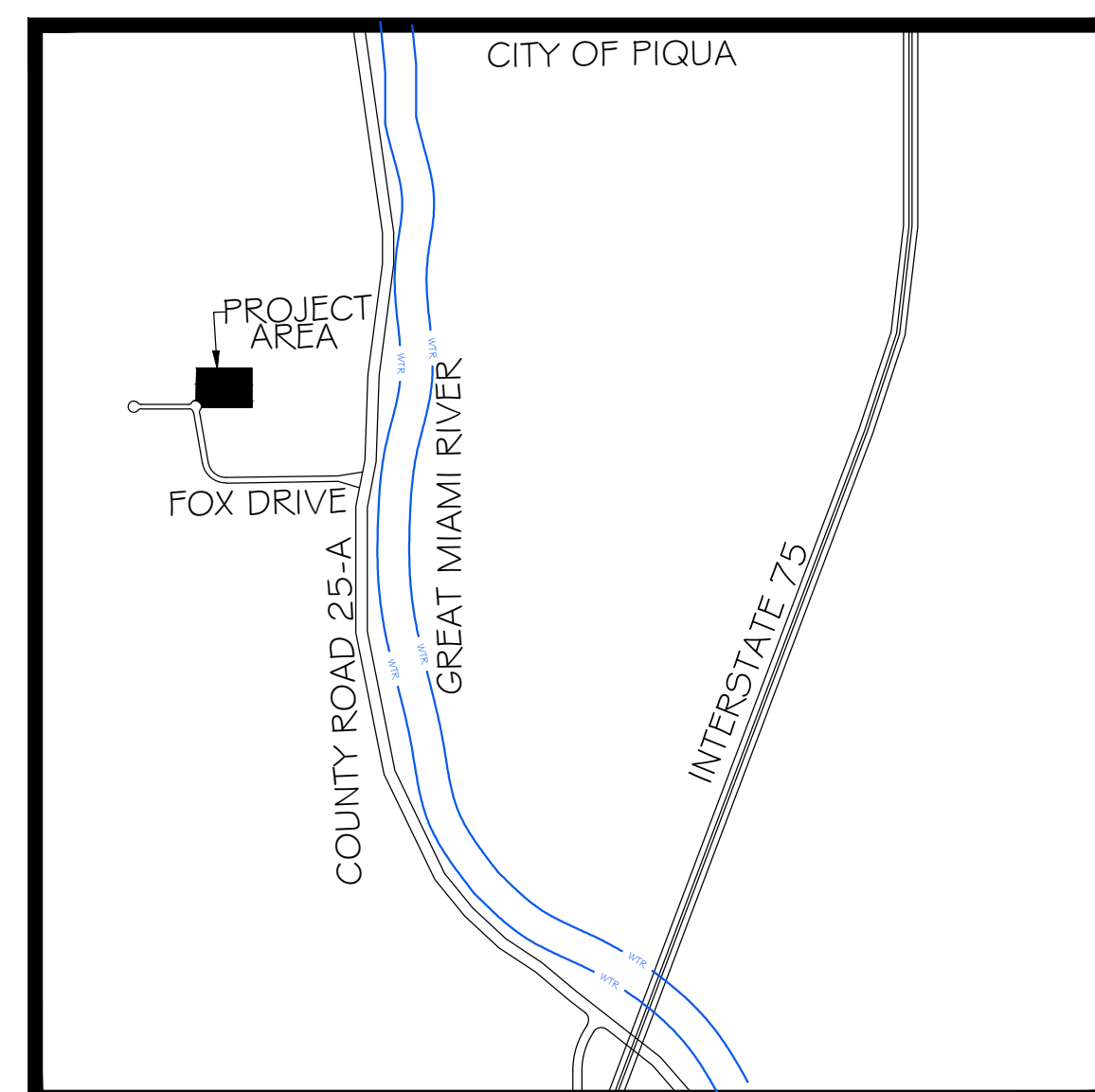
PHASE II

CITY OF PIQUA WASHINGTON TOWNSHIP MIAMI COUNTY

NOVEMBER 3, 2023

INDEX OF SHEETS

TITLE SHEET	S-1.1
STREET SECTION AND ESTIMATED QUANTITIES	S-2.1
GENERAL NOTES AND DETAILS	S-3.1
DETAILS	S-4.1
DETAILS	S-5.1
PLAN & PROFILES	S-6.1
SECTIONS	S-7.1



VICINITY MAP
SCALE: N.T.S.



LEGEND

SILT-FENCE
FENCE
WATERLINE
STORM LINE
SANITARY
RIGHT OF WAY
PROPERTY LINE
ELECTRIC
EASEMENT
DEMOLITION
CONTOUR MINOR
CONTOUR MAJOR
CENTERLINE
GAS LINE
COMMUNICATION LINE

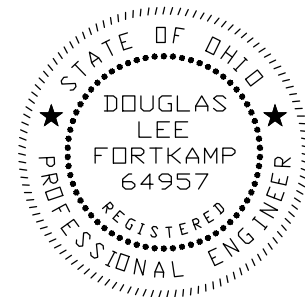
BENCHMARKS

BM#1
SOUTHWEST PROPERTY PIN AT CUL-DE-SAC
ELEVATION= 893.83

BM#2
NORTHWEST PROPERTY PIN AT FENCE
ELEVATION= 893.33

DESIGN ENGINEER

FERGUSON CONSTRUCTION
400 CANAL STREET
SIDNEY, OHIO
PHONE: 937-498-2381
DOUGLAS FORTKAMP PE-#64957



**2 WORKING DAYS
BEFORE YOU DIG**
CALL TOLL FREE **800-362-2764**
OHIO UTILITIES PROTECTION SERVICE

Revisions

#	Date	Description
1	11/3/23	MISC. REVISIONS

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STREET EXTENSION
OF
HOMER DRIVE
PHASE II
MIAMI COUNTY
PIQUA, OHIO 45356



Sidney, Ohio

400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio

2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

Columbus, Ohio

3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Indianapolis, Indiana

7157 West 200 North
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF
291 LF OF HOMER DRIVE EXTENSION TO THE NORTH

2023 SPECIFICATIONS

THE CONSTRUCTION STANDARDS AND DRAWINGS OF THE CITY OF PIQUA AND THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND GENERAL NOTES LISTED IN THE PLAN, SHALL GOVERN THIS IMPROVEMENT, THE MOST RESTRICTIVE SHALL APPLY.

APPROVED: _____
△ CITY ENGINEER

DATE: _____

Job Number	23-12904
Date	10/17/23
Drawn By	DJW
Checked By	DLF

TITLE PAGE

S-1.1

Revisions

#	Date	Description
1	1/21/23	MISC. REVISIONS
2	1/22/23	MISC. REVISIONS

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STREET EXTENSION OF HOMER DRIVE
 PHASE II
 MIAMI COUNTY
 PIQUA, OHIO 45356



Sidney, Ohio
 400 Canal Street
 Sidney, OH 45365-0726
 Phone: (937) 498-2381
 Fax: (937) 498-2243

Dayton, Ohio
 2201 Embury Park Road
 Dayton, OH 45414-5544
 Phone: (937) 274-1173
 Fax: (937) 277-1379

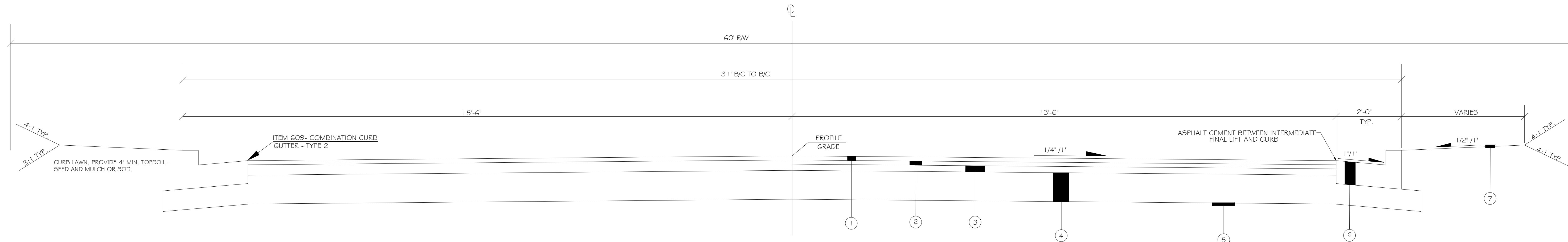
Columbus, Ohio
 3595 Johnny Appleseed Ct.
 Columbus, OH 43231
 Phone: (614) 876-8496
 Fax: (614) 876-8155

Indianapolis, Indiana
 7157 West 200 North
 Greenfield, IN 46140
 Phone: (317) 477-3615
 Fax: (317) 477-3630

Job Number	23-12904
Date	10/17/23
Drawn By	DJW
Checked By	DLF

STREET SECTIONS

S-2.1



NOTES

- A. ALL WORK TO CONFORM TO ODOT CONSTRUCTION MATERIAL SPECIFICATIONS LATEST REVISION UNLESS OTHERWISE SPECIFIED.
- B. ITEM 407 TRACKLESS TACK, SHALL BE INSTALLED BETWEEN LAYERS 1 # 2 AND 2 # 3 BETWEEN PLACEMENT LIFTS UNLESS OTHERWISE SPECIFIED BY THE CITY. APPLICATION RATE IS 0.10 GALLON PER SQUARE YARD.
- C. ALL BUTT JOINTS SHALL BE SEALED WITH PG4-22 WITHIN 24 HOURS AFTER PLACEMENT OF ITEM 448.
- D. NO CONCRETE PAVEMENT WILL BE ACCEPTED.

ROAD SECTION

N.T.S.

LEGEND

- ① ITEM 448 - 1-1/2" ASPHALT CONCRETE, SURFACE COURSE TYPE 1, PG 64-22, 1/4" ABOVE CURB PLATE
- ② ITEM 448 - 2" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 1, PG 64-22
- ③ ITEM 301 - 6" ASPHALT CONCRETE BASE PG 64-22
- ④ ITEM 304 - 6" AGGREGATE BASE (IN TWO EQUAL LIFTS)
- ⑤ ITEM 203 - SUBGRADE COMPACTION
- ⑥ ITEM 609 - COMBINATION CURB AND GUTTER, TYPE 2, CITY OF PIQUA
- ⑦ ITEM 659 - SEEDING AND MULCHING, AS PER PLAN

ESTIMATE OF QUANTITIES

QTY	UNIT	DESCRIPTION
203	C.Y.	342 EXCAVATION NOT INCLUDING EMBANKMENT CONSTRUCTION AS PER PLAN
203	C.Y.	55 EMBANKMENT, AS PER PLAN
204	S.Y.	1010 SUBGRADE COMPACTION
204	C.Y.	0 UNDERCUTTING
204	S.Y.	0 SUBGRADE STABILIZATION
207	L.S.	1 EROSION CONTROL
250	C.Y.	3 MILLING OF ASPHALT
301	C.Y.	142 BITUMINOUS AGGREGATE BASE
304	C.Y.	142 AGGREGATE BASE
407	GAL.	170 BITUMINOUS PRIME COAT NON TRACKING TACK
448	C.Y.	45 ASPHALT INTERMEDIATE COURSE TYPE 1, PG 64-22
448	C.Y.	34 ASPHALT SURFACE COURSE TYPE 1, PG 64-22
603	L.F.	31 12" RCP, STORM
603	L.F.	385 8" PVC SDR-35 SANITARY SEWER
604	EACH	1 TYPE 3 SANITARY MANHOLE
604	EACH	0 TYPE 3 STORM MANHOLE
604	EACH	2 TYPE 1 CATCH BASIN
609	L.F.	568 MODIFIED TYPE 2 CURB # GUTTER
623	LUMP	1 CONSTRUCTION LAYOUT STAKES
624	LUMP	1 MOBILIZATION
638	LUMP	1 FIRE HYDRANT RELOCATION
638	EACH	4 WATER VALVES
638	L.F.	70 2" WATER LATERALS
638	L.F.	90 8" WATER LATERALS
659	LUMP	1 SEEDING AND MULCHING, AS PER PLAN

TYPE 3 STORM MANHOLE DETAILS

BASE I.D.	MIN. "T"	MAX. PIPE SIZE
60"	5"	36"
72"	6"	48"
84"	7"	54"
96"	7 1/2"	60"
96"	8"	60"

REVISIONS: 12-19-16 80 PAGE NO. 600-6 DATE APPROVED: DEC. 2016

MISCELLANEOUS STORM NOTES

NOTES:

A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY.

B. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR THE DEVELOPER AT HIS OWN EXPENSE IN A SUITABLE AND SAFE CONDITION FOR TRAFFIC UNTIL A PERMANENT REPLACEMENT IS MADE OR THE PROJECT IS FINALLY ACCEPTED BY THE CITY.

C. ALL STORM SEWER CONSTRUCTION SHALL ADHERE TO ODOT SPECIFICATIONS LATEST REVISION OR WITH THE CITY STORM SEWER SPECIFICATIONS, WHICHEVER IS APPLICABLE AND MORE RESTRICTIVE.

D. MASTIC MATERIAL IS REQUIRED ON ALL NON-O-RING STORM SEWER AND MANHOLES, UNLESS OTHERWISE APPROVED.

E. WHEN A CASTING IS REMOVED IT REMAINS CITY PROPERTY AND TO BE DELIVERED TO THE CITY SERVICE CENTER, UNLESS OTHERWISE APPROVED.

F. ANY DETAILS OR NOTES NOT DIRECTLY ADDRESSED IN THESE ENGINEERING STANDARDS SHALL BE COORDINATED WITH THE CITY ENGINEERING DEPARTMENT.

G. ALL STORM SEWER SHALL BE INSTALLED USING PIPE LASER INSIDE THE PIPE IF POSSIBLE FOR GRADE AND ALIGNMENT.

UTILITY STAKING

A. OFFSET AND GRADE AT EACH MANHOLE, CATCH BASIN, AND OTHER STRUCTURES, OFFSET AND GRADE 50 FEET AND 100 FEET OUT FROM EACH MANHOLE UNLESS OTHERWISE APPROVED.

B. ALL STORM SEWER PIPE SHALL HAVE A MINIMUM DIAMETER OF 12 INCH UNLESS OTHERWISE APPROVED.

C. TYPES OF PIPE PERMITTED

APPROVED PIPE

REINFORCED CONCRETE PIPE 706.02
 REINFORCED CONCRETE ELLIPTICAL PIPE 706.04
 CORRUGATED POLYETHYLENE SMOOTH-LINED PIPE 707.33
 POLYVINYL CHLORIDE PLASTIC PIPE 707.41 (NON-PERFORATED)
 POLYVINYL CHLORIDE CORRUGATED SMOOTH-INTERIOR PIPE 707.42
 POLYVINYL CHLORIDE PROFILE WALL PIPE 707.43
 POLYVINYL CHLORIDE SOLID WALL PIPE 707.45

EXISTING TILE HOOKUPS

A. THE DRAINAGE TILE CURRENTLY CONNECTED TO THE EXISTING STORM SEWER SHALL BE CONNECTED TO THE PROPOSED STORM SEWER. ANY DRAINAGE TILE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. ANYTHING REMOVED, REPLACED, AND/OR CONNECTED TO THE STORM SEWER SHALL BE NOTED ON THE AS-BUILT DRAWINGS AND SHALL BE INSPECTED BY THE INSPECTOR BEFORE THEY ARE COVERED.

B. ALL FIELD OR STORM DRAINING WHICH ARE ENCOUNTERED DURING CONSTRUCTION SHALL BE PROVIDED WITH UNOBSTRUCTED OURLS OR PLUGGED AS APPROVED AND DIRECTED BY THE CITY.

REVISIONS: 12-28-16 80 PAGE NO. 600-10 DATE APPROVED: DEC. 2016

RESTRAINING JOINTS AND TAPPING SLEEVE FOR WATER MAINS

REQUIRED LENGTH OF RESTRAINED JOINTS IN FEET

D=DIAMETER OF PIPE	REQUIRED LENGTH OF RESTRAINED JOINTS IN FEET							
	4"	6"	8"	10"	12"	16"	20"	24"
11 1/4"	20	20	20	20	20	20	20	20
22 1/2"	20	20	20	20	20	20	20	20
45"	20	20	20	20	20	20	20	20
90"	20	25	33	40	47	60	72	85
TEE	20	25	33	40	47	60	72	85
END	20	25	33	40	47	60	72	85

REVISIONS: 12-27-16 80 PAGE NO. 800-2 DATE APPROVED: DEC. 2016

TYPE 1 CATCH BASIN

NOTES:

A. AS OF JANUARY 1, 2003 THE FOLLOWING TEXT SHALL BE CAST INTO THE TOP OF THE GRATE: "DUMP NO WASTE" AND "DRAINS TO WATERWAY". TEXT SHALL BE PRINTED IN BOLD, CAPITAL LETTERS WITH A MINIMUM HEIGHT OF X INCH. "WATERWAY" MAY BE SUBSTITUTED WITH "STREAM", "RIVER", "LAKE", ETC. ACTUAL PLACEMENT AND LOGO MAY VARY PER MANUFACTURER.

B. CASTINGS SHALL BE EAST JORDAN 7030 OR NEENAH R-3246 OR EQUIVALENT.

C. FOR TYPE 2 COMBINATION CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE T4, OR NEENAH (3 INCH RADIUS) (R-3246-1).

D. FOR TYPE 1 COMBINATION ROLL CURB AND GUTTER THE BACK SHALL BE EAST JORDAN TYPE T2 OR NEENAH (MOUNTABLE CURB) (R-3246-E OR R-3067).

E. CATCH BASIN IN DRIVE APPROACHES TO BE AVOIDED, IF POSSIBLE. THE BACKS SHALL BE EAST JORDAN TYPE T2 OR NEENAH (R-3246-1 WITH CURB PLATE OR R-3067).

F. STANDARD GRATES SHALL BE EAST JORDAN T2, NEENAH TYPE C, OR EQUIVALENT. ALL BAR EDGES TO BE ROUNDED 1/8 INCH RADIUS.

G. CONCRETE, CAST-IN-PLACE, TO BE CLASS CC-1. PRECAST CONSTRUCTION PERMITTED AND CONCRETE SHALL MEET THE REQUIREMENTS OF 706.133 WITH 6% AIR VOID CONTENT IN THE HARDENED CONCRETE. FINISHES ARE REQUIRED IN PRECAST CONSTRUCTION. PRECAST WALLS SHALL HAVE A SUFFICIENT AMOUNT OF REINFORCEMENT TO PERMIT SHIPPING AND PLACEMENT WITHOUT DAMAGE.

H. CARE SHALL BE TAKEN WHEN CONNECTING TO AN EXISTING CATCH BASIN TO KEEP OPENINGS AS MINIMAL AS POSSIBLE. IF POSSIBLE, SAW CUT OR USE ROTARY HAMMER FOR OPENING TO MINIMIZE DAMAGE TO CATCH BASIN. PIPE TO INTRUDE INTO CATCH BASIN 1 INCH ONLY AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. USE NON-SHRINK GROUT UNDER PIPE TO SEAL BETWEEN PIPE AND CATCH BASIN.

I. DROP FLOW LINE 1/2 INCH WITHIN BLOCK OUT OF COMBINED CURB AND GUTTER WHILE KEEPING UP OF GUTTER CONSISTENT WITH TOP OF CURB.

J. ALL GRATES SHALL BE CONSIDERED "BICYCLE SAFE".

REVISIONS: 12-15-16 80 PAGE NO. 600-1 DATE APPROVED: DEC. 2016

WATER MAIN TRENCH DETAIL

WATER MAIN CROSSING SEPARATION

WHENEVER A SANITARY SEWER AND WATER LINE MUST CROSS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER LINE. IF IT IS ABSOLUTELY IMPROBABLE TO MAINTAIN THE 18-VERTICAL SEPARATION, THE SANITARY SEWER SHALL BE CONSTRUCTED WITH WATER LINE TYPE MATERIALS WHICH WILL WITHSTAND A 50 PSI PRESSURE TEST. THESE REQUIREMENTS WILL EXTEND FOR A DISTANCE OF AND PIPE MUST BE CUT PARALLEL TO CATCH BASIN. USE NON-SHRINK GROUT UNDER PIPE TO SEAL BETWEEN PIPE AND CATCH BASIN.

A. GRANULAR BEDDING SHALL BE CRUSHED STONE OR GRAVEL, (#57 OR #67) OR OTHER APPROVED EQUIVALENT.

B. ALL TRENCHES OUTSIDE THE RIGHT-OF-WAY FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS CAN BE COMPACTED WITH EXISTING NATIVE MATERIAL, 12 INCH MAXIMUM LIFTS OR AS APPROVED BY THE CITY. NO MATERIAL SHALL BE USED FOR BACK FILLING THAT CONTAINS STONE, ROCKS, ETC., GREATER THAN 4 INCH DIAMETER.

C. ALL TRENCHES INSIDE THE RIGHT-OF-WAY FROM PROPOSED OR EXISTING PAVEMENT, CURB, DRIVEWAYS, ALLEYS, STONE AREAS OR WALKS SHALL BE COMPACTED WITH GRANULAR BACKFILL MATERIAL #30, #41 IN 6 INCH MAXIMUM LIFTS.

D. A DENSITY TEST ON GRANULAR BACKFILL OF 88% OF ASTM D698 STANDARD PROCTOR CURVE MAY BE REQUIRED TO BE PERFORMED BY A COMMERCIAL TESTING LAB SATISFACTORY TO THE CITY.

E. OFF-PAVEMENT AREAS SHALL BE PROVIDED WITH A MINIMUM OF 6 INCHES OF TOPSOIL OVER THE COMPACTED MATERIAL AND THEN SEEDED AND MULCHED PER ODOT ITEM 659.

F. ALL PAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL FOLLOW THE REQUIREMENTS OF PAGES 300-15 OF THE STANDARD DRAWINGS.

G. THE OPEN ENDS OF ALL PIPES SHALL BE PLUGGED WITH A WATER TIGHT PLUG TO THE APPROVAL BY THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT.

REVISIONS: 12-07-16 80 PAGE NO. 800-4 DATE APPROVED: DEC. 2016

WATER MAIN MATERIAL AND TESTING

MATERIAL SPECIFICATIONS

A. WATER MAIN SHALL BE AWWA C-151 DUCTILE IRON PIPE CLASS 52 FOR 4 INCH TO 16 INCH AND CLASS 54 FOR 20 INCH AND GREATER. SLIP JOINT ON JOINT AND RUBBER GASKETS.

B. BELL JOINT RESTRAINTS - USE FIELD LOCK BY U.S. PIPE OR APPROVED EQUIV.

C. MECHANICAL JOINT RESTRAINTS - EBAA IRON MEGALUG RETAINER GLAND OR EQUIV.

D. FIRE HYDRANTS - MUELLER CERTURON NO. A-423 MECHANICAL JOINT, TWO 2 INCH HOSE NOZZLES WITH NATIONAL STANDARD THREAD CONNECTIONS. PUMPER CONNECTION TO BE A 5" STORTZ; TO OPEN, NON DRAINING, BREAK FLANGES 3 INCHES ABOVE GRADE. COLORS OF HYDRANTS WILL BE RED WITH A WHITE CAP AND A BLUE RING AROUND BONNET/FLANGE, TO INDICATE THAT IT IS NON-DRAINING.

E. GATE VALVES (THRU 10 INCHES), AWWA C-615, RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT, 150 PSI WORKING PRESSURE, COW TO OPEN, OPEN LEFT WITH ARROW INDICATING OPEN DIRECTION.

F. VALVE BOXES - 3-PIECE CAST IRON 6 INCH DIAMETER NOMINAL, ADJUSTABLE SCREW TYPE, COVER MARKED "WATER" DOMESTIC MADE ONLY.

G. SERVICE LINE, TYPE "C" COPPER TUBE WITH COMPRESSION OR FLARED TYPE FITTINGS. ALL FITTINGS TO BE LEAD-FREE.

H. CURB STOP, BRASS CONFORMING TO AWWA C-800, 300 PSI RATED (FORD, MUELLER, CAMBRIDGE OR MCDONALD).

I. CURB BOXES 2 INCH SCREW TYPE, BUTTLOD STYLE CAST IRON LUG WITH FERGUSON HEAD PLUG E84-46-47, 6" ONLY IN APPROVED SITUATIONS. METER FITS ONLY IN NEW CONSTRUCTION.

J. ALL SERVICE CONNECTIONS REQUIRE A METER AND OUTSIDE METER PIT (FOR NEW CONSTRUCTION).

DISINFECTION

A. AFTER SATISFACTORY HYDROSTATIC TESTING, THE COMPLETED WATER WORK SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C-651 BY THE CONTRACTOR, WITH THE CITY OF PIQUA OVERSEEING, BY MEANS OF LIQUID SODIUM HYPOCHLORITE INJECTION. AFTER INJECTION TEST SHOULD INDICATE 50 PARTS PER MILLION (PPM) OR HIGHER OF CHLORINE. THE RESIDUAL AFTER 24 HOURS MUST BE 25 PPM OR HIGHER.

B. CHLORINATION TAPS SHALL BE WITH 18 INCHES FROM THE END OF THE PIPE OR VALVE.

C. MAINTAIN PIPES FREE OF DIRT AND FOREIGN MATTER DURING CONSTRUCTION BY DEWATERING TRENCH AND SEALING OPEN PIPE BARRELS. THIS IS ALSO A REQUIREMENT IF REPAIRS OCCUR.

D. DECHLORINATE WATER WITH APPROVED AWWA METHOD APPROVED BY THE CITY OF PIQUA.

E. WATER SAMPLES - PERFORM BACTERIOLOGICAL TEST PER AWWA C-811. THIS TEST WILL BE PERFORMED BY PER CITY SCHEDULED PERMITS AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED EVERY 1,200 FEET OF NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. TWO CONSECUTIVE NEGATIVE RESULTS WILL CONSTITUTE A PASSABLE TEST. THE CONTRACTOR SHALL FURNISH ALL REQUIRED TESTING APPENDICES OR EXCAVATION NEARBY TO THE CITY.

F. ADDITIONAL TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE AND CANNOT CREATE OVERTIME COST UNLESS CONTRACTOR IS WILLING TO PAY FOR IT.

G. ALL CONNECTIONS FROM PROPOSED TO EXISTING MAINS ARE TO BE HAND SHWABED WITH LIQUID SODIUM HYPOCHLORIDE.

ALLOWABLE LEAKAGE PER 100 FT (305M) OF PIPELINE (GPH)

AVG. TEST PRESSURE (PSI) BAR	NOMINAL PIPE DIAMETER - INCHES											
	6	8	10	12	14	16	18	20	24	30	36	42
250 (17)	0.71	0.95	1.19	1.42	1.66	1.90	2.14	2.37	2.60	2.83	3.06	3.29
225 (16)	0.68	0.92	1.13	1.33	1.53	1.80	2.03	2.25	2.50	2.75	2.98	3.19
200 (14)	0.64	0.85	1.06	1.28	1.48	1.70	1.91	2.12	2.35	2.59	2.81	2.98
175 (12)	0.59	0.82	0.99	1.19	1.39	1.58	1.79	1.98	2.20	2.38	2.58	2.81
150 (10)	0.55	0.74	0.92	1.10	1.29	1.47	1.66	1.84	2.01	2.21	2.37	2.76
125 (9)	0.50	0.67	0.84	1.01	1.19	1.34	1.51	1.68	2.01	2.22	2.32	2.52

REVISIONS: 03-08-17 80 PAGE NO. 800-5 DATE APPROVED: DEC. 2016

MISCELLANEOUS WATER NOTES

NOTES:

A. NO WORK SHALL BE APPROVED OR ACCEPTED BY THE CITY UNLESS 2 WORKING DAYS NOTICE OF COMMENCING WORK IS GIVEN TO THE CITY. ALL WORK MUST BE PRE-APPROVED.

B. ALL TEMPORARY PAVEMENT AND SIDEWALK SHALL BE MAINTAINED BY THE CONTRACTOR OR THE DEVELOPER AT HIS OWN EXPENSE IN A SUITABLE AND SAFE CONDITION FOR TRAFFIC UNTIL PERMANENT REPLACEMENT IS MADE OR THE PROJECT IS FINALLY ACCEPTED BY THE CITY, UNLESS OTHERWISE APPROVED.

C. THE MINIMUM LENGTH OF PIPE nipples shall be 18 inches UNLESS OTHERWISE APPROVED BY THE CITY.

D. ALL CUSTOMERS SHALL MEET BACKFLOW PREVENTION REQUIREMENTS AS PER CITY OF PIQUA STANDARDS.

E. ALL WATER LINE CONSTRUCTION INCLUDING EXTENSIONS ON PRIVATE PROPERTY SHALL FOLLOW MIAMI COUNTY PLUMBING REGULATIONS, ODOT 638 AND/OR AWWA STANDARDS WHICHEVER IS MORE RESTRICTIVE AS DETERMINED BY THE CITY AND THE COUNTY INSPECTOR.

F. OPERATION OF CITY FIRE HYDRANTS, VALVES, METERS, SERVICES, STOP AND ALL OTHER MECHANICAL INFRASTRUCTURE ITEMS IS STRICTLY PROHIBITED ACCORDING TO ORDINANCE 53-41.

G. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF 4' 1/2" AND A MAXIMUM DEPTH OF 8 FEET FROM TOP OF PIPE TO THE SURFACE, UNLESS REQUIRED BY DESIGN.

H. SERVICE LINE AND METER SETTING INSTALLATIONS AND ALL ASSOCIATED COSTS, INCLUDING ALL MATERIALS, PERMITS, LABOR, EXCAVATION, EQUIPMENT AND ALL METERS TWO INCHES AND LARGER, AND DETECTOR CHECK TESTS ARE THE RESPONSIBILITY OF THE CUSTOMER, ACCORDING TO CITY ORDINANCE 53-44-C.

PIPE

A. ALL PIPE FITTINGS SHALL BE DUCTILE IRON.

B. WATER MAIN MINIMUM SIZE UNLESS OTHERWISE APPROVED

- RESIDENTIAL 8"
- COMMERCIAL 12"
- INDUSTRIAL 18"

* MAY BE CONSIDERED FOR LOOPING PURPOSES IN RESIDENTIAL AREAS.

C. DEADENDS ARE NOT PERMITTED AND MUST BE LOOPED UNLESS THEY ARE DETERMINED IMPRACTICAL BY THE CITY ENGINEERING DEPARTMENT AFTER A REVIEW OF WATER MAIN DESIGN. WHEN APPROVED, THEY SHALL BE TERMINATED WITH A FIRE HYDRANT AT THE END.

EXCAVATION AND PIPE LAYING

A. THE OPEN ENDS OF ALL THE PIPES SHALL BE CLOSED WITH A WATERTIGHT PLUG WITH THE APPROVAL OF THE CITY BEFORE LEAVING THE WORK FOR THE NIGHT AND AT OTHER TIMES OF INTERRUPTION OF THE WORK.

STORAGE AND HANDLING OF MATERIALS

A. PIPE FITTINGS, VALVES FIRE HYDRANTS AND OTHER MATERIALS MUST BE PROPERLY STORED ON THE JOB SITE. PROPER TOOLS FOR THE SAFE AND CONVENIENT HANDLING AND PLACING OF PIPE AND FITTINGS SHALL BE USED. CARE SHALL BE TAKEN TO PREVENT DAMAGE COATINGS ON THE PIPE AND FITTINGS, AND ANY DAMAGE SHALL BE REMEDIATED AS DIRECTED. NO DAMAGED OR DEFECTIVE PIPE OR FITTINGS SHALL BE USED.

B. PIPES AND FITTINGS SHALL BE THOROUGHLY CLEANED BEFORE THEY ARE USED, AND SHALL BE KEPT CLEAN UNTIL WORK IS COMPLETED BY USING WATER TIGHT PLUGS ON OPEN ENDS OF PIPES IN THE GROUND.

FITTINGS, VALVES AND HYDRANTS

A. FITTINGS OR SPECIALS IN SIZES 12 INCH THROUGH 48 INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA C-151. FITTINGS AND SPECIALS 12 INCHES AND SMALLER SHALL BE CLASS 250. LARGER FITTINGS AND SPECIALS SHALL BE CLASS 150. FITTINGS AND SPECIALS SHALL HAVE MECHANICAL JOINTS AND SHALL DUCTILE IRON CLUSTER VALVES WHENEVER POSSIBLE UNLESS APPROVED BY THE CITY.

B. MAXIMUM SPACING UNLESS OTHERWISE APPROVED.

C. SINGLE AND TWO FAMILY RESIDENTIAL 900' 900'

D. INDUSTRIAL, COMMERCIAL & MULTIFAMILY 300'

C. ALL TEES AND CROSSES SHALL BE VALVED IN EACH DIRECTION UNLESS OTHERWISE APPROVED.

D. NO VALVE SHALL BE OPERATED BY PERSONNEL OTHER THAN A REPRESENTATIVE EMPLOYED BY THE CITY.

E. ALL FITTINGS MUST BE DOMESTIC MADE ONLY.

UTILITY STAKING

A. OFFSETS EVERY 25 FEET ON CURVES, OFFSETS EVERY 100 FEET ON STRAIGHT SECTIONS. FLOW LINE OF WATER MAIN (CUT) MARKED EVERY 100 FEET AND OFFSETS SHALL BE CLEARLY MARKED AND EVERY HYDRANT WITH TOP OF CURB ELEVATION.

REVISIONS: 03-08-17 80 PAGE NO. 800-6 DATE APPROVED: DEC. 2016

TAPPING SLEEVE AND VALVE HYDROSTATIC TEST

THE PRESSURE TEST SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE CITY OF PIQUA UNDERGROUND UTILITIES REPRESENTATIVE.

THE TEST SHALL BE FOR FIVE (5) MINUTES AT 150PSI FOR CAST IRON PIPE AND 200PSI DUCTILE IRON PIPE.

FOLLOW MANUFACTURERS RECOMMENDATIONS FOR TORQUE SETTINGS ON TAPPING SLEEVE.

REVISIONS: DEC. 2016 (1) APPROVED: DEC. 2016 PAGE NO. 800-19

CONCRETE BLOCKING FOR WATER MAINS

DETAIL - END OF WATER LINE

20" MIN. VALVE M.J. 20" MIN. TEMPORARY FIRE HYDRANT. RETAINER GLANDS.

CONCRETE BLOCKING FOR VERTICAL BENDS

3'-3" LONG, 3'-0" WIDE, 3'-6" LONG, 3'-0" WIDE, 5'-3" WIDE, 3'-0" WIDE.

ROD CLAMPS WITH DUC LUGS WITH 3/4" STAINLESS STEEL THREADED ROD AND NUTS. 11 1/4" & 22 1/2".

CONCRETE BLOCKING FOR HORIZONTAL BENDS

90° BENDS, LESS THAN 90°, TYPICAL SECTION.

BENDS

SIZE OF PIPE	DEGREE OF BEND					
	11 1/4"	22 1/2"	45"	90"		
3", 4", 6"	8"	6"	10"	6"	20"	6", 36", 6"
8"	9"	8"	14"	8"	24"	9", 50", 8"
12"	14"	12"	22"	12"	30"	16", 60", 15"
16"	18"	16"	24"	18"	33"	36", 70", 22"

TEES

RUN	BRANCH			
	3", 4", 6"	8"	12"	16"
8"	14"	8"	18"	12"
12"	9"	12"	18"	24", 18"
16"	8"	16", 14", 16"	28", 16", 30", 26"	

NOTES:

A. CARE SHALL BE TAKEN TO KEEP CONCRETE AWAY FROM MECHANICAL JOINTS BY PLACING VISQUEEN OR OTHER PREAPPROVED MATERIAL OVER PIPE BEFORE PLACING OF CONCRETE. BOLTS SHALL NOT BE ENCASED IN CONCRETE.

B. CONCRETE FOR BLOCKING VALVES AND FITTINGS SHALL CONFORM TO SECTION 0207.49.02 CONCRETE. ALLOW 72 HOURS FOR SETTING OF CONCRETE PRIOR TO FILLING WATER MAIN.

C. CONTRACTOR SHALL USE THE THRUST BLOCKS AS SHOWN.

D. ALL VERTICAL THRUST BLOCK IS TO BE ACCOMPANIED WITH ROD CLAMPS AND DUC LUGS WITH 3/4" STAINLESS STEEL THREADED RODS.

REVISIONS: 03-08-17 80 PAGE NO. 800-3 DATE APPROVED: DEC. 2016

Revisions

#	Date	Description
1	12/20/23	MISC. REVISIONS

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STREET EXTENSION OF HOMER DRIVE PHASE II MIAMI COUNTY PIQUA, OHIO 45356

FERGUSON CONSTRUCTION CO.
www.ferguson-construction.com

Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

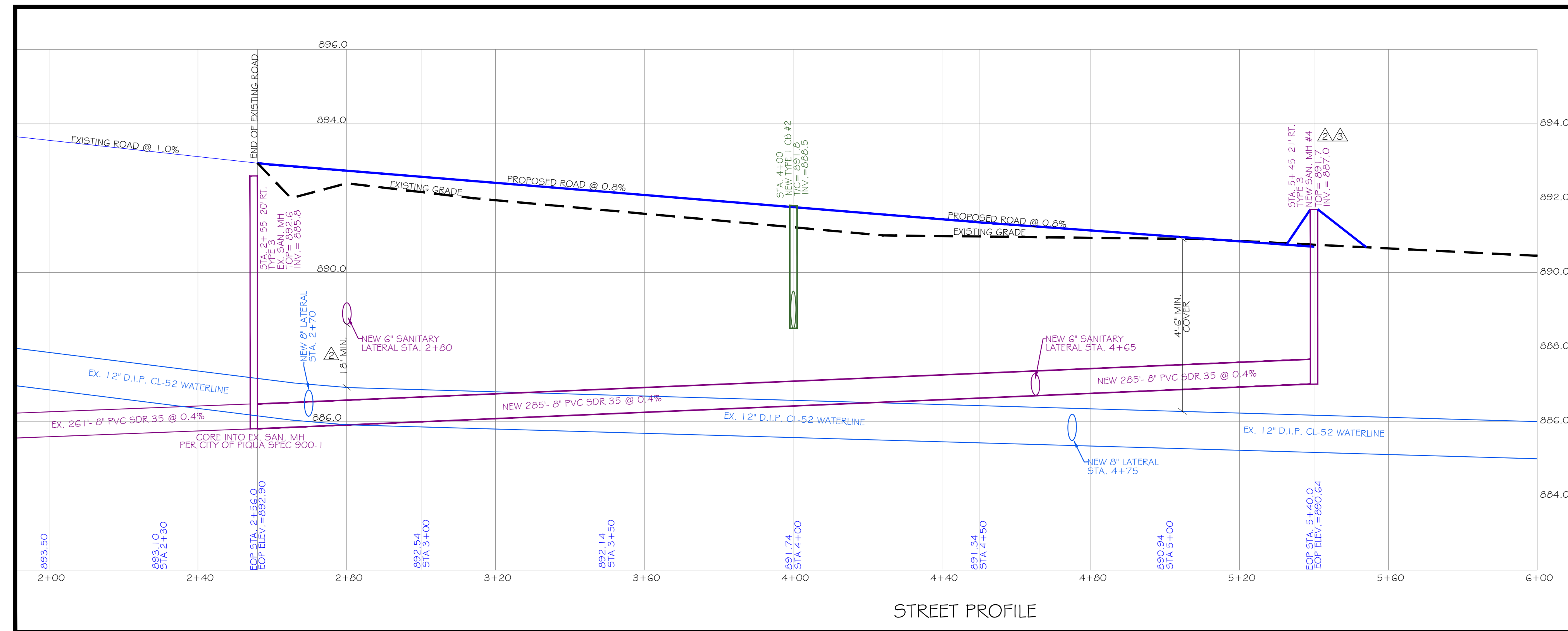
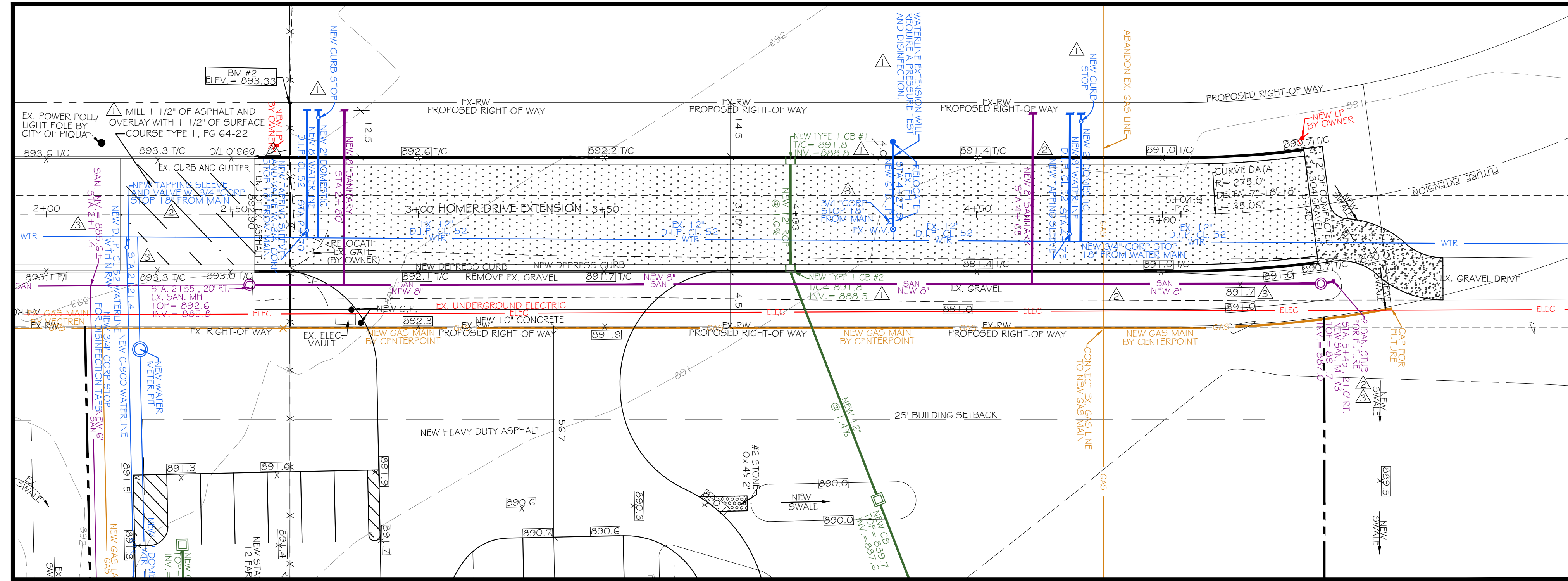
Columbus, Ohio
3595 Johnny Appleseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Indianapolis, Indiana
7157 West 200 North
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

Job Number	23-12904
Date	10/17/23
Drawn By	DJW
Checked By	DLF

DETAILS

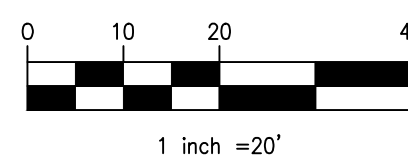
S-5.1



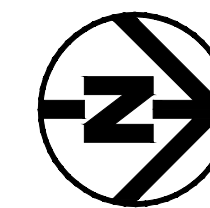
SCALE : 1" = 20'-0"

1" = 20' HORIZONTAL
1" = 2' VERTICAL

GRAPHIC SCALE



1 inch = 20'



#	Date	Description
1	1/13/23	MISC. REVISIONS
2	1/12/23	MISC. REVISIONS
3	12/20/23	MISC. REVISIONS

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STREET EXTENSION
OF
HOMER DRIVE
PHASE II
MIAMI COUNTY
PIQUA, OHIO 45356



Sidney, Ohio
400 Canal Street
Sidney, OH 45365-0726
Phone: (937) 498-2381
Fax: (937) 498-2243

Dayton, Ohio
2201 Embury Park Road
Dayton, OH 45414-5544
Phone: (937) 274-1173
Fax: (937) 277-1379

Columbus, Ohio
3595 Johnny Applesseed Ct.
Columbus, OH 43231
Phone: (614) 876-8496
Fax: (614) 876-8155

Indianapolis, Indiana
7157 West 200 North
Greenfield, IN 46140
Phone: (317) 477-3615
Fax: (317) 477-3630

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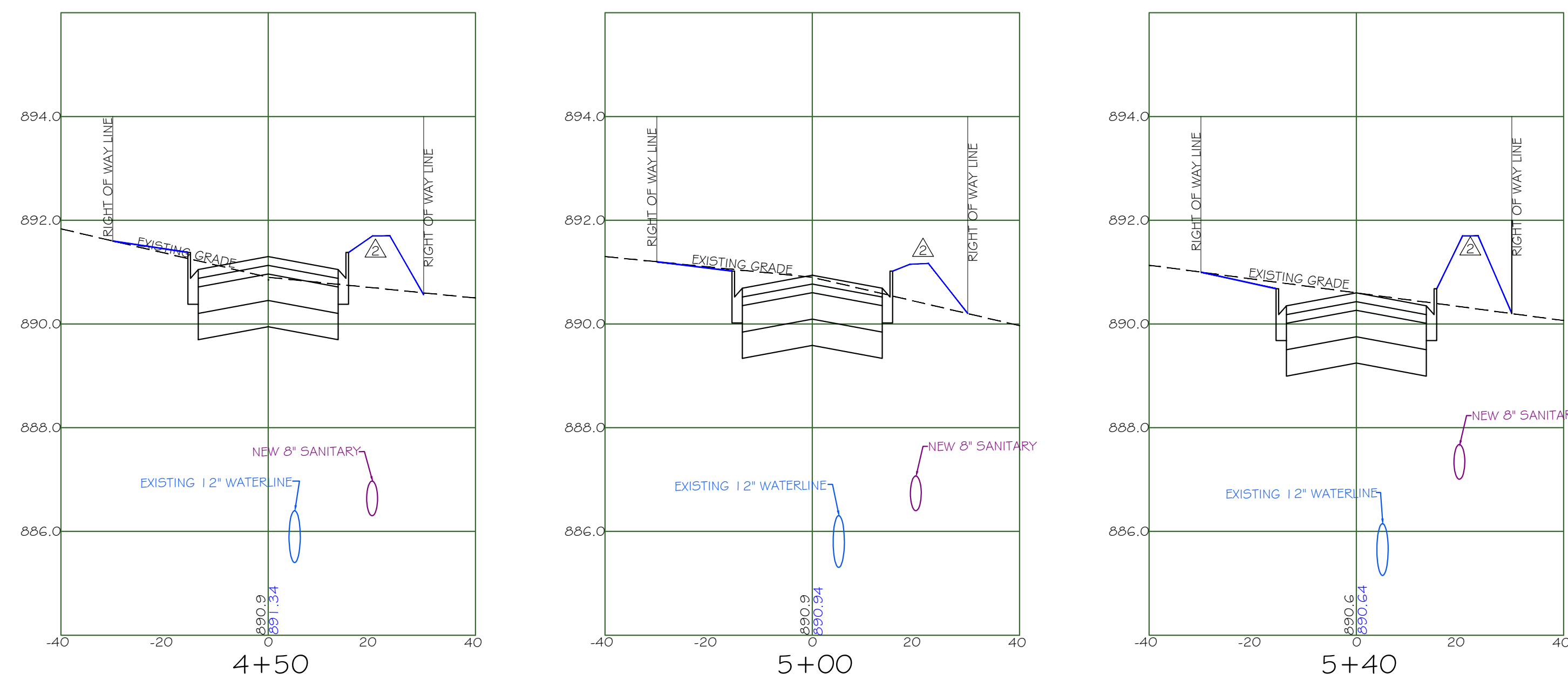
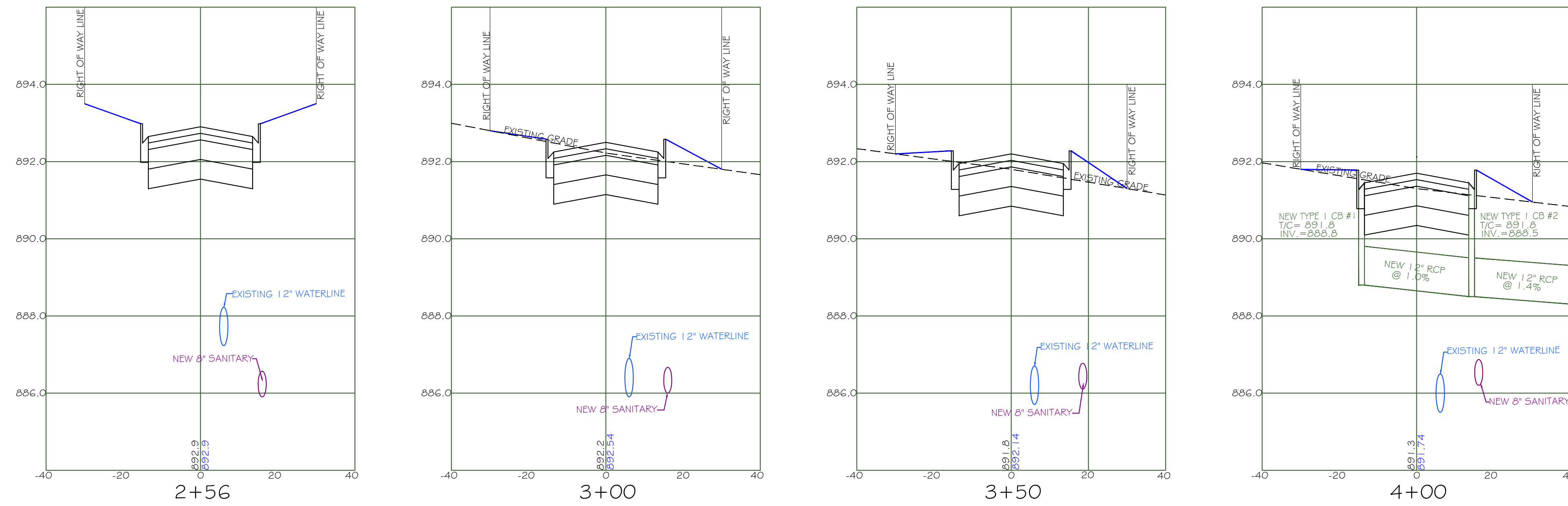
PLAN & PROFILE

S-6.1

Revisions

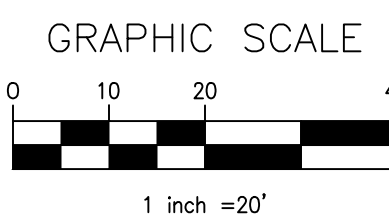
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△ 1	1/3/23	MISC. REVISIONS
△ 2	1/21/23	MISC. REVISIONS

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SCALE : 1" = 20'-0"

1" = 20' HORIZONTAL
 1" = 2' VERTICAL



STREET EXTENSION
 OF
HOMER DRIVE
 PHASE II
 MIAMI COUNTY
 PIQUA, OHIO 45356



Sidney, Ohio

400 Canal Street
 Sidney, OH 45365-0726
 Phone: (937) 498-2381
 Fax: (937) 498-2243

Dayton, Ohio

2201 Embury Park Road
 Dayton, OH 45414-5544
 Phone: (937) 274-1173
 Fax: (937) 277-1379

Columbus, Ohio

3595 Johnny Appleseed Ct.
 Columbus, OH 43231
 Phone: (614) 876-8496
 Fax: (614) 876-8155

Indianapolis, Indiana

7157 West 200 North
 Greenfield, IN 46140
 Phone: (317) 477-3615
 Fax: (317) 477-3630

Job Number 23-12904

Date 10/17/23

Drawn By DJW

Checked By DLF

CROSS SECTIONS

S-7.1

RESOLUTION No. PC 1-24

WHEREAS, Ferguson Construction Co., has submitted a request seeking approval of construction documents for the extension of Homer Road, as shown Exhibit A attached; and,

WHEREAS, City staff will provide the final approval of all construction document details, cost estimates, and construction bonds; and,

WHEREAS, the City of Piqua Code of Ordinances section 151.31 provides the procedure for approving construction plans; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed construction plans:

- Will not threaten the general health, safety, and welfare of the properties affected.
- Is compatible with the general economic development policies of the City.
- Conforms to all other applicable plans, policies, codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to approve the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.

	AYE	NAY	ABSTAIN	ABSENT
Mr. Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>Amended Text:</p>	<p>Under Section 3.5.5 “Hospitality” the “A. Hotel” definition will remain the same under Item #1. Text for Item #2 will read as:</p> <p>“2. Use Standards</p> <p>When determining if a Special Use should be authorized to permit the construction of a new hotel, consideration shall be given to current market conditions regarding the performance of existing hotels of the same or similar type/classification/characteristics as the proposed hotel, including whether the existing hotels consistently maintain a monthly occupancy rate averaging plus or minus sixty five percent or better.”</p> <p>In addition, the Primary Use Table (Section 3.2) will amend zoning uses in the NX, CX, CO, RX, T-GX, T-SX, D-RF, & D-GX under Hospitality/Hotel from “P (Permitted)” to “S (Requires a Special Use Permit)”.</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL of the proposed code amendment. Much information has been obtained as of recent in determining suitable sites for hotels, as defined in our code. Given these insights, it is necessary to ensure against saturation of the market as well as to protect, within applicable standards, economic development in areas capable of supporting these developments.</p> <p>We find this amendment to be compatible with the intended purpose of the code, it does not threaten the general health, safety and welfare of potential surrounding properties, does not consume critical land resources and conforms to all other applicable plans, policies and regulations of the City.</p>
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RESOLUTION No. PC 2-24

WHEREAS, the City of Piqua proposes an amendment to the Development Code “Code Piqua” sections 3.2.1 Primary Use Table and 3.5.5 Use Standards; and

WHEREAS, the amendment will modify 3.2.1 Primary Use Table to indicate a hospitality/hotel may be permitted as a special use in the NX, CX, CO, RX, T-GX, T-SX, D-RF and D-GX zoning designations; and,

WHEREAS, the amendment will modify 3.5.5 to insert:

2.0 Use Standards

When determining if a Special Use should be authorized to permit the construction of a new hotel, consideration shall be given to current market conditions regarding the performance of existing hotels of the same or similar type/classification/characteristics as the proposed hotel, including whether the existing hotels consistently maintain a monthly occupancy rate averaging plus or minus 65 percent or better.

; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established that the proposed code amendment satisfies most or all of the required approval considerations for a text amendment as stated in section 7.2.2 D1.

NOW THEREFORE BE IT RESOLVED, board member _____ hereby moves to recommend adoption of the proposed amendment to the Development Code as described herein, and the motion is seconded by board member _____ and the voting record on this motion is hereby recorded as follows.



	AYE	NAY	ABSTAIN	ABSENT
Gary Koenig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brad Bubp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Harvey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joe Wilson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Name	Address	City	State	Zip
PC 36-23	N44-00705 MURRAY PROPERTY INVESTMENTS LLC	406 408 W HIGH ST	PIQUA	OH	45356
PC 36-23	N44-00715 NEIBERT RICHARD	414 418 ASH ST W	PIQUA	OH	45356
PC 36-23	N44-00852 FUGATE TYLER I	418 HIGH ST W	PIQUA	OH	45356
PC 36-23	N44-00862 PELTIER ENTERPRISES LLC (LC)	424 24. ASH ST W	PIQUA	OH	45356
PC 36-23	N44-00853 STAMPER TERRY D (TOD)	424 HIGH ST W	PIQUA	OH	45356
PC 36-23	N44-07365 BUECKER CHERYL	308 HIGH ST W	PIQUA	OH	45356
PC 36-23	N44-00707 WILLIAMS BARBARA A & JOHN B	316 CALDWELL ST	PIQUA	OH	45356
PC 36-23	N44-00854 SKL HOLDING LLC	428 HIGH ST W	PIQUA	OH	45356
PC 36-23	N44-00859 KOON AMANDA L	319 BROADWAY	PIQUA	OH	45356
PC 36-23	N44-07364 BUECKER CHERYL	306 HIGH ST W	PIQUA	OH	45356
PC 36-23	N44-00706 HONEST PROPERTIES LLC	312 CALDWELL ST	PIQUA	OH	45356
PC 36-23	N44-00710 O LEARY PATRICK S	417 ASH ST W	PIQUA	OH	45356
PC 36-23	N44-07366 YOUAKIM LLC	312 HIGH ST W	PIQUA	OH	45356
PC 36-23	N44-00699 PENNYMAC LOAN SERVICES LLC	309 CALDWELL ST	PIQUA	OH	45356
PC 36-23	N44-00858 HEDBERG LORI J (TOD) & @(2)	419 ASH ST W	PIQUA	OH	45356
PC 36-23	N44-07365 BUECKER CHERYL	310 HIGH ST W	PIQUA	OH	45356
PC 36-23	N44-00864 DAVIS BROTHERS PROPERTY INVESTMENTS LLC	420 422 ASH ST W	PIQUA	OH	45356
PC 36-23	N44-25054 WESTMINSTER UNITED PRESBYTERIAN CH PIQU,	325 ASH ST W	PIQUA	OH	45356
PC 36-23	N44-00693 JOHNSON MICHAEL	324 W ASH ST	PIQUA	OH	45356
PC 36-23	N44-00703 MANSON LARRY I (LE) & KAY E (LE) & @ 3	412 12. HIGH ST W	PIQUA	OH	45356
PC 36-23	N44-00709 COX ANTHONY	326 CALDWELL ST	PIQUA	OH	45356
PC 36-23	N44-25054 WESTMINSTER UNITED PRESBYTERIAN CH PIQU,	CALDWELL ST	PIQUA	OH	45356
PC 36-23	N44-00856 ULBRICH BRADLEY M	311 313 BROADWAY	PIQUA	OH	45356
PC 36-23	N44-00855 LANCE DONALD CLYDE & EDITH ANN	422 HIGH W	PIQUA	OH	45356
PC 36-23	N44-00857 BAKER-DAHLEN NANCY M	317 BROADWAY	PIQUA	OH	45356
PC 36-23	N44-00712 HORN KYRA	415 ASH ST W	PIQUA	OH	45356
PC 36-23	N44-00714 HEDBERG LORI J & LAURA E SCHWEIN	400 CALDWELL ST	PIQUA	OH	45356
PC 36-23	N44-00711 BLACK MICHELLE K & CHARLES D	324 CALDWELL ST	PIQUA	OH	45356
PC 36-23	N44-25041 ANSHE EMETH TEMPLE CHURCH	CALDWELL ST	PIQUA	OH	45356
PC 36-23	N44-00704 ESDY FOUR HUNDRED HIGH LLC	400 HIGH ST W	PIQUA	OH	45356
PC 36-23	N44-00713 HEDBERG LORI J & LAURA E SCHWEIN	412 ASH ST W	PIQUA	OH	45356
PC 36-23	N44-00860 B FIRST PROPERTIES LIMITED	431 ASH ST W	PIQUA	OH	45356
PC 36-23	N44-07364 BUECKER CHERYL	304 HIGH ST W	PIQUA	OH	45356

PC 36-23	N44-00705 MURRAY PROPERTY INVESTMENTS LLC	1215 WALKER ST	PIQUA OH	45356
PC 36-23	N44-00715 NEIBERT RICHARD	1190 W EVANSTON RD	TIPP CITY OH	45371
PC 36-23	N44-00852 FUGATE TYLER I	418 W HIGH ST	PIQUA OH	45356
PC 36-23	N44-00862 PELTIER ENTERPRISES LLC (LC)	766 S JOHNSON ST	LUDLOW F, OH	45339
PC 36-23	N44-00853 STAMPER TERRY D (TOD)	6 E CLARK ST PO BOX 339	NORTH HA OH	45349
PC 36-23	N44-07365 BUECKER CHERYL	PO BOX 1215	PIQUA OH	45356
PC 36-23	N44-00707 WILLIAMS BARBARA A & JOHN B	316 CALDWELL ST	PIQUA OH	45356
PC 36-23	N44-00854 SKL HOLDING LLC	8595 DAY RD	VERSAILLES OH	45380
PC 36-23	N44-00859 KOON AMANDA L	319 BROADWAY ST	PIQUA OH	45356
PC 36-23	N44-07364 BUECKER CHERYL	PO BOX 1215	PIQUA OH	45356
PC 36-23	N44-00706 HONEST PROPERTIES LLC	1333 E 2ND ST UNIT 1082	DAYTON OH	45403
PC 36-23	N44-00710 O LEARY PATRICK S	417 W ASH ST	PIQUA OH	45356
PC 36-23	N44-07366 YOUAKIM LLC	312 W HIGH ST	PIQUA OH	45356
PC 36-23	N44-00699 PENNYMAC LOAN SERVICES LLC	3043 TOWNSGATE RD SUITE 200	WESTLAKE CA	91361
PC 36-23	N44-00858 HEDBERG LORI J (TOD) & @ (2)	419-421 W ASH ST	PIQUA OH	45356
PC 36-23	N44-07365 BUECKER CHERYL	PO BOX 1215	PIQUA OH	45356
PC 36-23	N44-00864 DAVIS BROTHERS PROPERTY INVESTMENTS LLC	155 WOODLAND DR	FORT LORA OH	45845
PC 36-23	N44-25054 WESTMINSTER UNITED PRESBYTERIAN CH PIQU	325 W ASH ST	PIQUA OH	45356
PC 36-23	N44-00693 JOHNSON MICHAEL	324 W ASH ST	PIQUA OH	45356
PC 36-23	N44-00703 MANSON LARRY I (LE) & KAY E (LE) & @ 3	13421 E MIAMI SHELBY RD	PIQUA OH	45356
PC 36-23	N44-00709 COX ANTHONY	326 CALDWELL	PIQUA OH	45356
PC 36-23	N44-25054 WESTMINSTER UNITED PRESBYTERIAN CH PIQU	325 W ASH ST	PIQUA OH	45356
PC 36-23	N44-00856 ULBRICH BRADLEY M	707 N DOWNING ST	PIQUA OH	45356
PC 36-23	N44-00855 LANCE DONALD CLYDE & EDITH ANN	422 W HIGH ST	PIQUA OH	45356
PC 36-23	N44-00857 BAKER-DAHLEN NANCY M	317 BROADWAY	PIQUA OH	45356
PC 36-23	N44-00712 HORN KYRA	11077 VERSAILLES RD	COVINGTO OH	45318
PC 36-23	N44-00714 HEDBERG LORI J & LAURA E SCHWEIN	400 CALDWELL ST	PIQUA OH	45356
PC 36-23	N44-00711 BLACK MICHELLE K & CHARLES D	324 CALDWELL ST	PIQUA OH	45356
PC 36-23	N44-25041 ANSHE EMETH TEMPLE CHURCH	320 CALDWELL ST	PIQUA OH	45356
PC 36-23	N44-00704 ESDY FOUR HUNDRED HIGH LLC	1215 WALKER ST	PIQUA OH	45356
PC 36-23	N44-00713 HEDBERG LORI J & LAURA E SCHWEIN	400 W CALDWELL ST	PIQUA OH	45356
PC 36-23	N44-00860 B FIRST PROPERTIES LIMITED	PO BOX 154	PIQUA OH	45356
PC 36-23	N44-07364 BUECKER CHERYL	PO BOX 1215	PIQUA OH	45356

PC-1-24	N44-07600 BAKER TIMOTHY D & JANELLE E	1612 MAIN ST S	PIQUA	OH	45356
PC-1-24	N44-07598 SHERRY DEVELOPMENT	FOX DR	PIQUA	OH	45356
PC-1-24	N44-07592 SHERRY MICHAEL I (TOD)& CARIN K (TOD)	430 FOX DR	PIQUA	OH	45356
PC-1-24	N44-07598 J & M INVESTMENTS OF NW OHIO LLC	440 HOMER DR	PIQUA	OH	45356
PC-1-24	N44-07718 REARDON DAVID S (TOD) & GAIL A (TOD)	328 344 FOX DR	PIQUA	OH	45356
PC-1-24	N44-07718 SHERRY DEVELOPMENT INC	FOX DR	PIQUA	OH	45356
PC-1-24	N44-10157 J & M INVESTMENTS OF NW OHIO LLC	332 HOMER DR PIQUA OH 45356	PIQUA	OH	45356
PC-1-24	N44-07602 BAKER TIMOTHY D & JANELLE E	S MAIN ST	PIQUA	OH	45356
PC-1-24	M40-0424C KBIRD 3 LLC	2020 W HEMM RD	PIQUA	OH	45356
PC-1-24	M40-05811 HEMM FARM PARTNERSHIP LLC	W HEMM RD	PIQUA	OH	45356
PC-1-24	N44-07599 J&M INVESTMENTS OF NW OHIO LLC	DRAKE RD	PIQUA	OH	45356
PC-1-24	N44-07600 BAKER TIMOTHY D & JANELLE E	1612 S MAIN ST	PIQUA	OH	45356
PC-1-24	N44-07598 SHERRY DEVELOPMENT	P O BOX 742	PIQUA	OH	45356
PC-1-24	N44-07592 SHERRY MICHAEL I (TOD)& CARIN K (TOD)	430 FOX DR	PIQUA	OH	45356
PC-1-24	N44-07598 J & M INVESTMENTS OF NW OHIO LLC	PO BOX 742	PIQUA	OH	45356
PC-1-24	N44-07718 REARDON DAVID S (TOD) & GAIL A (TOD)	7 HOPEWOOD DR	PIQUA	OH	45356
PC-1-24	N44-07718 SHERRY DEVELOPMENT INC	P O BOX 742	PIQUA	OH	45356
PC-1-24	N44-10157 J & M INVESTMENTS OF NW OHIO LLC	P.O.BOX 742	PIQUA	OH	45356
PC-1-24	N44-07602 BAKER TIMOTHY D & JANELLE E	1612 S MAIN ST	PIQUA	OH	45356
PC-1-24	M40-0424C KBIRD 3 LLC	8215 W COVINGTON GETTYSBURG RI	COVINGTO	OH	45318
PC-1-24	M40-05811 HEMM FARM PARTNERSHIP LLC	2090 W HEMM RD	PIQUA	OH	45356
PC-1-24	N44-07599 J&M INVESTMENTS OF NW OHIO LLC	8645 N CO RD 25A	PIQUA	OH	45356